

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

July 14, 2011

Minutes

(Subject to Board of Director's approval)

Board President, Nathan Walter, called the meeting to order at 6:02 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Christine Hall,
Todd Matson,
John Morneault,
Craig Nicholson,
Joe De La Mora (Enviroscaping),
Bill Bold (Scribe),
James Nguyen (Bartlein and Company, Inc.)

Meeting Minutes: The **June Board Meeting minutes** (6/9/11) were reviewed and **approved** as presented.

Treasurer's Report:

	June '11	YTD
Total Income	\$68,477.25	\$410,091.05
Operating Expenses	28,548.90	166,254.13
Reserve Expenditures	40,394.95	144,524.49
Total Expenditures	68,943.85	310,778.62
Transfer to Reserve	0	(149,769.03)
Transfer from Reserve	0	50,000.00
Total in Savings	\$1,286,389.31	
Total Assets	\$1,337,020.50	

James N. reported Operating Expenses are approximately 11% below budget.
The June Treasurer's Report was unanimously **accepted** as presented.

Landscaping: Joe De La Mora (Enviroscaping) reported on new tree planting, suggested locations for new tree plating, expulsion of vagrant sleeping in pool area and Enviroscaping donation of extra work days for trimming projects.

Old Business

Items addressed:

- **Repairs:** James N. reported dry rot repairs completed at units 256/356 and 220, carport fascia repaired.

- **7610 foundation/waterproofing improvements:** James N. reported this project in process (Carter Constr.). Board **approved** bid (Carter constr.) to inspect eleven remaining Grove building foundations, excluding 7606 & 7610 (\$1100).
- **Common area repair policy:** Board discussed Craig N.'s draft policy, will review individually and pool changes/suggestions.
- **Pool furniture:** Board **approved** purchase of two new lounges from Costco, if available.
- **New handrail request (unit 125):** Board to view staircase/handrail location in question.
- **Water leak 264/131:** James N. presented status report, no repair yet initiated. Oasis plumbing confirmed leak is from unit 264's tub trap. Owner of unit 264 has been notified.

No other Old Business

New Business

Items addressed:

- **Repair list:** Board discussed a list of repair/maintenance items brought forward for discussion by Christine H., including: Pool boundary fence, sauna timer, pagoda lights (upgrade/replacement), decomposed granite path maintenance, mailbox maintenance, creek bed landscaping, referrals for owner-responsible exterior items (lights, doors, etc.). The Board will request Sea View Constr. to inspect and provide repair estimate for pool fence; Board to research new pagoda light options; path maintenance to be added to Reserve budget; Christine H. to discuss creek bed with Enviroscaping.
- **Pool monitor:** Discussed, removed from agenda.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:34.

The next Board meeting is scheduled for **Thursday, August 11, 2011, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe